

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
MAY 21, 2018
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. April 9, 2018
2. April 16, 2018

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

3. PA-1-18 **17501 Florida Boulevard (Deferred from March 19 for 60 days by the Planning Commission)** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Commercial (C) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an

approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)

This case is related to the next item

4. **Case 14-18 17501 Florida Boulevard (Deferred from March 19 for 60 days by the Planning Commission)** To rezone from Light Commercial (LC2) to Heavy Commercial (HC1) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
This case is related to the previous item

5. **PA-3-18 16950 Perkins Road** To amend the Comprehensive Land Use Plan from Commercial (C) to Neighborhood Center (NC) on property located on the south side of Perkins Road, west of the intersection of I-10 and Perkins Road, on Tract A of Hatcher Henry Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the next item

5. **Case 22-18 16950 Perkins Road** To rezone from Rural (R) to General Office Low-Rise (GOL) on property located on the south side of Perkins Road, west of the intersection of I-10 and Perkins Road, on Tract A of Hatcher Henry Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the previous item

6. **PA-4-18 9939 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located to the north side of Greenwell Springs Road, east of Joor Road, on Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA. (Council District 5-Green)
This case is related to the next item

7. **Case 23-18 9939 Greenwell Springs Road** To rezone from Single Family Residential (A1) and Light Commercial (C1) to Light Industrial (M1) on property located to the north side of Greenwell Springs Road, east of Joor Road, on Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA. (Council District 5-Green) [Application](#)
This case is related to the previous item

8. **PA-5-18 18700-18800 UND Highland Road** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on Lot 10 of Montan Estates. Section 54, T8S, R2E, GLD, EBRP, LA. (Council District 9-Hudson) [Application](#)
This case is related to the next item

9. **Case 25-18 18700-18800 UND Highland Road** To rezone from Rural to Heavy Commercial (HC2) on Lot 10 of Montan Estates. Section 54, T8S, R2E, GLD, EBRP, LA. (Council District 9-Hudson) [Application](#)
This case is related to the previous item
10. **PA-6-18 18500-18600 UND Highland Road** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on Lot 9-A of Montan Estates. Section 54, T8S, R2E, GLD, EBRP, LA. (Council District 9-Hudson). [Application](#)
This case is related to the next item
11. **Case 26-18 18500-18600 UND Highland Road** To rezone from Rural to Heavy Commercial (HC2) on Lot 9-A of Montan Estates. Section 54, T8S, R2E, GLD, EBRP, LA. (Council District 9-Hudson). [Application](#)
This case is related to the previous item
12. **PA-7-18 6900-7000 UND Burbank Drive** To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) [Application](#)
This case is related to the next item
13. **Case 34-18 6900-7000 UND Burbank Drive** To rezone from Rural to Light Commercial (LC2) [Application](#)
This case is related to the previous and next item
14. **Case 35-18 6900-7000 UND Burbank Drive** To rezone from Rural to Limited Residential (A3.1) [Application](#)
This case is related to the previous
15. **Case 119-17 7925 Owen Street (moved from January and deferred from February 19 for 90 days by the Planning Commission)** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
16. **Case 18-18 203, 232, and 234 Little John Drive (Deferred from April 16 by Councilmember Wilson)** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
17. **Case 16-18 6755 Airline Highway** To rezone from Light Industrial (M1) to Heavy Commercial (HC2) and Commercial Alcoholic (Restaurant) (C-AB-1) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Property. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)

17. **Case 19-18 6822 Ford Street** To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
18. **Case 24-18 13770 Old Hammond Highway** To rezone from Rural to Light Commercial (LC2) [Application](#)
19. **Case 27-18 9323 Hyacinth Avenue** To rezone from Single Family Residential (A1) to Town House (A2.5) [Application](#)
20. **Case 28-18 4760 Hooper Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic (Restaurant) (C-AB-1) [Application](#)
21. **Case 29-18 3600-3800 UND St. Katherine Street** To rezone from Single Family Residential (A2) to Light Commercial (LC1) [Application](#)
22. **Case 30-18 8637 Perkins Road** To rezone from Single Family Residential (A1) to Neighborhood Commercial (NC) [Application](#)
23. **Case 31-18 7450 Antioch Road** To rezone from Rural to Neighborhood Commercial (NC) [Application](#)
24. **Case 32-18 2585 Brightside Drive** To rezone from Single Family Residential (A1) to Limited Residential (A3.3) [Application](#)
25. **Case 33-18 8041 Owen Street** To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) [Application](#)
26. **RV-2-18 Hollier Road and Campbell Drive** Revocation of two rights-of-way located to the south of Blount Road. Section 45, T7S, R1W, GLD, EBRP, LA (Council District 2 -Banks) [Application](#)
27. **RV-3-18 Dale Drive** Revocation of a 60 foot right-of-way located to the south side of Jefferson Highway, west of Briarplace Drive. (Council District 9 -Hudson)
28. **SNC-1-18 East Smiley Avenue to Frank Dunn Avenue** A proposed street name change for East Smiley Avenue, located to the south of Greenwell Springs Road and Choctaw Drive, east of Lobdell Boulevard. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 9-Collins-Lewis) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

29. **TND-1-07 Phase 1C Revision 1, Rouzan Final Development Plan (Deferred from March 19 by the Planning Director and from April 16 by Councilmember Freiberg)**
A proposed revision to provide three retail buildings and one mixed use building with a parking garage on property located South of Perkins Road,

east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

30. PUD-1-04 **Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director from March 19 by Councilmember Watson and from April 16 by the Planning Director)** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)
31. CUP-5-18 **Faith Chapel Church of God (1010 Staring Lane)** To establish a CUP for a religious institution on property located on the east side of Staring Lane and south of Staring Court, on Lot 45-B-1 of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg) [Application](#)
32. SS-1-18 **J. P. Creaghan Property (Deferred from March 19 by the Planning Director and from April 16 by Councilmember Hudson)** A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9-Hudson) [Application](#)
33. SS-2-18 **Marshall Bond Tract** A proposed three lot subdivision, and dedication of a private street, located to the west side of East Flonacher Road, to the east of Scenic Highway, on Tract X-3 of the Marshall Bond Property (Council District 1-Welch) [Application](#)
34. DP-1-18 **637 St. Ferdinand Street (Deferred for 60 days from February 19 by the Planning Commission)** A proposed demolition of a building over 50 years old in the Downtown Development District located on the northeast quadrant of the intersection of St. Ferdinand Street and Europe Street, on Lot 3, Block 33 of Beauregard Town. (Council District 10-Wicker) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN